APARTMENTS-Sale or Let.

Unfurnished.

Above 59th St.-5th Av. to North River.

600 West 115th St.

5 Rooms & Bath, \$2,200 5 Rooms & 2 Baths, \$2,400

4 Rooms & Bath, \$1,700-\$1,800

655 Riverside Drive

Cor. 143d St.
5 Rooms & Bath,
\$1,750-\$2,050
4 Rooms & Bath,
\$1,500-\$1,800

504 West 111th St.

Between Amsterdam Ave. and B'dway. 4 Rooms & Bath, \$1,200

61 West 74th St.

Cor. Columbus Ave.
4 Rooms & Bath,
\$1,600-\$1,800
1st Floor suitable for

Doctor or Dentist 8 Rooms, 3 Baths, \$3,000

235 West 71st St.

Near Broadway.
5 Rooms & 2 Baths,
\$2,700-\$2,800
3 Rooms & Bath, \$1,900

314 West 75th St.

3 Rooms, Kitchenette & Bath,

\$2,000 2 Rooms, Kitchenette & Bath,

\$1,800

New Apartments

Select Residential Section

Andrews Ave.

2261 & 2285

Bet. 183rd St. & Fordham Rd. 3-4 Attractive Rooms

All Improvements. Moderate Rents.
One block west of University
Ave. & three blocks west of
Jerome Ave. Subway.
minutes walk to Lexington-Jerome Ave.
Subway, 6th and 9th Ave.
Laf Fortham Road or 185d
St. Station.
AGENT ON PREMISES.

University Heights

Ready for Occupancy

83 W. 188th St. 100 feet east of University Ave.

1 Block North of Fordham Road

3-4 ROOMS

With every conceivable improvement Overlooking Beautiful Devoe Park

3 minutes' walk to Jerome Lexington Ave. Subway, 6th & 9th 'L' at Fordham Read. Low Rents. Agent on premises

Genova Court Just Completed

1221 Sheridan Ave.

(North of 167th St.)

1 Block east of Concourse

2-3 Rooms

AGENT ON PREMISES

**GRACE COURT** 

2395-7 Grand Ave.

Rents Greatly Reduced

5 ROOMS . . . . \$80 up

4 ROOMS . . . \$63 up 3 ROOMS . . . \$50 up

JUST COMPLETED Beautiful Mosholu Parkway South Cor. Bainbridge Aver-

4 ROOMS

Solitable for Doctor or Dentist, Every Modern Improvement IDEAL HOME FOR GOLFELS, LINKS WITHIN A FEW BLOCKS, Reasonable Rental, Agent on Fremises.

Just Completed

University Av. and 179th St. Corner Apartment House.

4 Rooms

Charles Berlin, 3883 Broadway

10 Minutes to 42d Street 4-5 rooms, \$20-\$60; modern; electric: 172 Soft av., Long Island City 2 blocks 11th st. station, Queensboro sub ny.



Modern Apartments-For Rent

349 West 85th St. 8 Rooms & Bath, \$2,400 162 West 54th St 6 Rooms & Bath, \$2,700-\$2,800

4 Rooms & Bath, \$2,200 3 Rooms & Bath, \$1,800 448 Riverside Drive 7-8-9-10 Rooms & 3 & 4 Baths. \$3,200-\$4,000

345 West 88th St. 10 Rooms & 4 Baths, \$4,500

255 West 108th St. 8 Rooms & 2 Baths, \$3,600 7 Rooms & 2 Baths, \$2,800-\$3,200

611 West 110th St. S Rooms & 2 Baths, \$3,300 3 Rooms & Bath, \$1,500 340 West 86th St.

Near Riverside Drive. 2 Rooms & Bath, \$1,500 7 Rooms & 3 Baths, \$3,300 1 West 83rd St. Cor. Central Park West. Rooms & Bath, \$2,600

310 West 95th St. 5 Rooms & Bath, \$1,400

Full Particulars From

Slawson & Hobbs

162 West 72d St., near Broadway. Tel. 7240 Columbus

## 375 RIVERSIDE DRIVE

South Corner 110th Street

Close to Express Subway Station 15 Story Fireproof Apartment READY FOR OCCUPANCY JULY 1

SUITES 4, 5, 6 & 7 ROOMS

Unexcelled View of the Hudson and Palisades

MARK RAFALSKY & COMPANY

TEL. VANDERBILT 2027 21 EAST 40th STREET

Representatives on premises

Unfurnished-Bronx. hington Heights, Above 125th St.,

Immediate Occupancy

690 Riverside Drive N. E. Corner 146th St.

O NE three here recome and bath
upartment senthern exposure, for
immediate occupancy; also one four
large rooms and tath

APPLY ON PREMISES

Just Completed 79-81 St. Nicholas Pl. 3-4-5 Rooms Charles Berlin. 3883 Broadway

ELASQUEZ-GOYA

High class elecator apartment, between Bronds-y and Ri esside Drive, one block from selveny station, directly opposite grounds of Spanish Poseum. 4-8 Rooms, 1-2 Baths

Cnfurnished-Bronx.

Grand Corcourie Corner 198th St.

Something new in improvements,

3-4-5 ROOMS

Surrounded by City Parks.

2105 RYER AVE.

NEW BUILDING 3-4-5-6 ROOMS

.\$60 to \$65 .\$68 to \$75 .\$80 to \$85 .\$90 ngton and Jerome, 6th & 5th Av. ted and Subw.y at Burnside Av. n. walk 1 block east of Grand Con

Fordham Heights Just Completed

at the Station 2474 Davidson Ave. 3-4-5 Rooms

APARTMENTS-Sale or Let. APARTMENTS-Sale or Let.

Washington Heights, Above 125th St., West of 8th Av.

APARTMENTS-Sale or Let.

THE PALISADE APARTMENTS
79 Haven Avenue
3-4 Room Suites, \$65 Upwards

Unfurnished. Heights, Above 125th St West of 8th Av.

CHARLES S. KOHLER, INC. 1428 St. Nicholas Ave. at 181st St. "Wadsworth 9060-1." Offers the following apartments for rent, immediate possession, to a select tenancy who desire home-like apartments in buildings maintained to comfort and please them, having every conceivable modern improvement at fair rentals.

ELEVATOR

NON-ELEVATOR

720 WEST 170TH STREET constructed building over Hudson and Palisades 3-4-5 Rooms Reasonable Rental THE ROXBURY 849 St. Nicholas Avenue 9 Room Suite, \$160

THE GREYLENE 10 West 152nd Street 6 Room Suite, \$100 THE ST. BRENDAN 600 West 178th Street 4-5 Room Suites, \$65-\$90 THE HUDSON OVERLOOK

4, 5 and 7 Room Suites, \$85 Upwards TILBURY COURT
710 West 180th Street
5 Room Suites, \$85-\$95 WADSWORTH COURT 4-7 Room Suitse, \$80 Upwards

THE WOODCLIFF 106 Haven Avenue 3 Room Suite, \$65 THE JANET
305 Haven Avenue
4-6 Room Suites, \$55 Upwards THE AMELIA 843 West 179th Street 4-5 Room Suites, \$55 Upwards EASTWOOD COURT 507 West 186th Street 4-5 Room Suites, \$55 Upwards 510 WEST 175TH STREET 5-6 Room Suites, \$65 Upwards 550 WEST 174nd STREET 4 Room Suite, \$70 140 ST. NICHOLAS AVENUE 7 Room Suite, \$70

## \$10 PER ROOM

Equal to \$20 Value

Immediate Occupancy Entire floor in unusually attractive, new private brick and lime-stone dwellings; semi-detached with GARAGE—beautifully land-scaped grounds. 15 minutes from Grand Central via Queensboro

Subway to this high-grade semi-suburban community with over, 100 private dwellings surrounding same. 100 private dwellings surrounding same.
6 large rooms, sleeping porch; open fireplace; all outside rooms.
Garage with heat, light and water. Rental \$75 per month.
Figuring \$15 per month for garage value, this apartment is to be had at \$10.00 per room rental. The Kindred-McAvoy Twin Apartment Dwellings are for sale and only one apartment in a building is available for rental, the other being reserved for occupancy by the buyer. Highest references required.
Take Queensboro Subway to Ditmars Avenue, Astoria—or motor across Queensboro Bridge and follow left branch of "L" to termination, turn west to Howland Street to Kindred-McAvoy Homes.

Renting Agents
Brokers Protected WM. D. BLOODGOOD & CO., Inc. Queenaboro Pizza
Brokers Protected Tel. 1605 Astoria

Unfurnished-Bronx.

Fordham Heights Open for Inspection 2064-2078 Creston Ave. S. E. Cor. 180th St. North of Burnside Ave.

Block West of Concourse

IDEAL APARTMENTS

3-4-5-6 ROOMS

LARGE, LIGHT AND AIRY. Every Conceivable Improvement, locks east of Lexington & Jerome Av. way, 6-9th Av. El. at Burnside Av. able Rent. Agent on Premises

3-4-5 Rooms 6 room apartment for Doctor All improvements 1565-1575 Grand Concourse

athwest corner Mount Eden Ave, ont Av. station, Jerome Av. Subway Renting agent on premises.

REAL ESTATE AT AUCTION.

OPPORTUNITY to buy a great bargain in choice real estate, 113 East 34th st.; will be sold at public auction to forcelose a more-gage, Monday, June 5th, at noon, at EXCHANGE SALESROOM, 14 Vescy St., New York.

MONEY TO LOAN & WANTED

ON BOND & MORTGAGE. MORTGAGE MONEY, 1st and 2os, immediate attention. BURKE STONE, INC., 41 E. 42d

WANTED—Money to build 1 and 2 family houses at Queens Borough; houses can be sold as fast as built. J. D. WETMORE, World Bldg. World Bldg.

WANTED-First mortgage of \$150,000 on a gentleman's country home: value \$600,000. Answer by letter only. Brokers protected SLADE, 152 West 58th st.

\$8,500-First mortgage, 3½ years, 3 family house; security; 10% allowance, 222 Fultor st., fourth floor, Cortland 3556. \$23,000, first mortgage, warted in West Bronx; property assessed at \$65,000, Ad-dress MORTGAGE, 200 East 22d.

CITY REAL ESTATE.

A. V. AMY & CO., Real Estate. Efficient management of property. 160 West 72d st., N. Y. city. BARGAINS IN Real Estate, RYAN & CO. 142 West 125th.

Careful, coomical and efficient management of real estate. 670 8th av., between 22d and 43d. J. P. & L. A. KISSLING, 896 STH AV.

M. P. JONES & SON. TIMES BLDG anngement a Specialty. Bryant 5472-5473 From Battery to 14th St., Inclusive.

BARGAIN-East 10th st., near Av. B-Four story tenement, with stores; assessed value \$17,000; price \$16,000; very easy terms. FORTER & CO., 155 W. 125th st. DIVISION ST. 232-Executors' sale; front and rear house; deep lot; \$18,250, \$5,000 cash LisiECKI, 15 Murray st.

GHEENWICH VILLAGE cerner, walk up, 5 story, improvements; good investment; rents \$12,300; price reasonable; DUROSS, 156 West 14th. LIEROY ST., 7 - 75 feet from northwest cor-nor Bleecker; price \$10,000. DUROSS CO.

TO CLOSE AN ESTATE.
Charles st., near Greenwich at.—Two small brick dwellings; price \$5,500 (both); morteage \$5,000, at 5%.
PORTER & CO., 159 W. 125th st. VAN NEST PLACE, 15.—Dwelling, near 7th av. subway, \$17,500. DUROSS CO., 155 West 14th at.

Above 14th St. to 59th St. (Inclusive). AMERICAN BASEMENT, extra deep dwelling on 55th, west of 5th av., can be ought right; easy terms. ROBERT M. PULLTON, 7 East 42d st. ALTERED DWELLING, 53d st., Fifth av. block; extra wide and deep; fine investment or speculation, ROBERT M. FULTON, 7 East 45d st., N. Y.

A COLUMBIA leasehold, 48th st., extra wide; price \$28,600, or will lease at \$5,000 net; Fifth av. block. ROBERT M. FULTON, 7 East 42d.

ION, 7 East 426.
ATFRACTIVE residence, Chelsea section, house 3½ story, 12 rooms, bath, parquet loors, hot water heat, electricity; possession, poice \$22,500. DUROSS CO., 153 West 14th. BUSINESS BUILDING, 47th st., between 14th. BUSINESS BUILDING, 47th st., between 6th sv., Broadway; only \$800,000; terms 13 suit. ROBERT M. FULTON, 7 East 42d. MURRAY HILL.—Large 4 story house, under 325,000; bargain Morray Hill 8313.

OLD building, plot 30x100, 20s, west of 3d av.; suitable for alteration or high class appartment; no brokers. BESSART, 505 Sth av.

## CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive). WELL LOCATED SINGLE FLAT— Clean, convenient block, 57th st., near 9th av., five stories, 20x100; price, \$23,500. Owner WILLIAM D. KILPATRICK, 149 Broadway. STABLE, 3 stories, and two adjoining lots for sale, lease. OWNER. MORCHE, 606

567H, between 5th and 6th avs., 5 story apartment dwelling, remodelled two floors business: leave term of years, privilege buy-ing. Q 664 Herald, Herald sq.

Above 59th St .- 5th Av. to East River. ATTENTION, principals; on 97th, near Lexington av., 5 story, basement double flat, hot water, CANO, 374 Canal st. E. 74TH ST.-5-story walk up, 25x85, 2-4's, 2-3's, cold water, good mortgage; price, \$20,000. H. W. STERNBURGH, 50 E. 42d; FOUR story brick house, arranged 2 families, business, private; East 125th, Lenox 0131, Box 706, 1464 3d av. LEXINGTON AV., near 123d st.—Two 3 story dwellings, 10 rooms each; price \$10,776 each, \$2,000 cash; possession. VAN SANT, owner, 119 Nassau st. Cortlandt 2500.

Above 50th St .- 5th Av. to North River.

High class tax exempt fireproof apartment, well financed; exceptional income; near Broadway and 76th st. \$35,000.

For sale—Six story high class ele-vator apartment about 5 times the rent; located near Broadway and \$16th

\$22,500.

Near Claremont av. and 124th st. I have 62x100 six story high class ele-4\times the rent. vator apartment; will sell for about

\$20,000. In the 90's near Park av., six story elevator apartment, 75x100, for about 5 times the rent.

I also have several high class invest-ments that show very high returns that require from \$35,000 to \$200,000.

WILLIAM H. PECKHAM, Real Estate Investments. Established 1897. Columbus 7714. 200 West 72d St.

ATTENTION—LARGE PROFITS.

Vicinity Broadway-110th st.—Apariment house, 4, 5 and 6 rooms, rents \$19,300, expenses \$8,800, price \$112,000.

Vicinity Broadway-134th st.—2 apartment houses, 4 and 5 rooms, rent \$19,000, price \$100,000; will take \$12,000 cash (\$6,000 each) on 2 houses and balance easy terms.

Broadway business corner apartment house with stores, vicinity 145th st.; rents \$64,000, expenses \$32,000, price \$35,500.

Overlooking river, desirable apartment house \$35,000, price \$35,000, expenses \$5,700, price \$95,000, easy terms.

Also other bargshins, large and small, will pay you to investigate.

H. T. WOOD. H. T. WOOD.

20 BROADWAY.

A REMODELED DWEILLING in 70s, ten apartments; wonderful income; handsomely finished; extra wide and deep; can be bought at a great bargain. ROBERT M. FULTON, 7 East 42d st., New York.

7 East 42d st., New York:

BARGAIN — WEST SIDE APARTMENTS,

HOUSES,

Size. Income. Price. Cash, Description.

25x100 \$3,000 \$29,500 \$5,000 New Law

40x100 \$10,000 \$18,000 \$25,000 Elevator

50x100 \$21,000 \$104,000 \$12,000 Elevator

100x100 \$21,000 \$185,000 \$20,000 Corner

J. & E. REALTY CORPORATION,

5 Columbus Circle. Phone Columbus 7094, SARGAIN-Modern walkups (Central Park), \$12,340, low rents (\$10,50 per room); price \$18,900; mortgage \$34,000 at 5%. Write DASHNER, 148 Reade st., Manbattan. BROADWAY corner, 60s, 63 year lease, for sale; store and dwelling property; great future. Kelly, 879 6th av. BARGAIN-Dwelling, near 93d and Columbus av., 3 story with extension; \$28,000; pos-session, LOUIS SCHEMAG, 142 West 23d. FIVE story cold water tenement on Columbus av., in 90s, with 2 stores. Opportunity for business man to secure location with free rent and good return on investment; liberal terms. JOHN P. PEEL CO., 362 W 234

W. 23d. FIVE story corner tenement, cold water; on West End av., 50x100; with stores; renting for over \$13,000, price \$80,000. JOHN P. PERL CO., 502 W. 23d. FOUR story dwelling, West 70s, near Central Park; lot 20x100; excellent condition; price \$35,000; exceptional value. GEORGE B. CORSA, 10 East 43d st. NORTHWEST CORNER of Amsterdam av., close to 125th, 25x100, 5 stores; cash re-quired \$4,000. H. W. STERNBURGH, 50 E. 425 et.

ON WEST END AV.

4% story American basement, two blocks
from subway station; price very low.
Only \$5,000 cash required.

SLAWSON & HOBBS, 192 WEST 72D ST. ON WEST 77TH STREET—
Between Columbus and Amsterdam, high
class location; four story dwelling; 20x107
feet; now being renovated; immediate poscession; price, 432,760, Owner WILLIAM
D. KILPATRICK, 140 Broadway.

PROMINENT BROADWAY CORNER.
Below 110th street,
T excellent stores,
5 leanes expiring this year.
Substantial buildings cover about 4 lots,
Rental about \$70,000 per year.
Substantial increase in value assured.
Price low. Terms right.
Full particulars only to principals,
SLAWSON & HOBES, 162 W. 724 St.

## CITY REAL ESTATE.

SUITABLE for business and home; West 123d st.; 25x100; frame dwelling, with store and rear brick factory building; electric light, steam heat; possession; price \$18,500; terms to suit.

PORTER & CO., 159 W. 425th st.

TO RENT-Upper West Side corner house, overlooking Park; southern exposure; 14 rooms, 2 baths; equipped for doctor, dentist; immediate possession; \$3,000. Longacre 8705.

THE NEW YORK HERALD, SUNDAY, JUNE 4, 1922.

WEST 114TH ST., Whitestone house of 10 spacious rooms, beautifully ap-pointed, overlooking the college grounds; if you want a house of distinction this it. STEEL REALTY, 152 West 42d st.

WEST SSTH ST. between Columbus and Amsterdam—Four story, graystone: Ameri-can basement: fourteen rooms, three baths: 20x100; best condition; 353,000; terms. STEEL REALTY, 152 West 42d st.

WEST END AV., near 90th.—4 story, 20 foot, 12 rooms, 3 baths; parquet floors, electricity; price \$45,000; terms; early poscession. Phone Riverside 0425. 108TH-Broadway—Six story walk-up, front age 42; net income \$10,000; cash \$25,000 principals. Write K. K., 1367 Bway.

85,000 CASH
will buy four story 20 foot
furnished house.
One block from 72d st.
subway station.
Pull particulars from
SLAWSON & HORBS, 162 WEST 72D ST, Washington Gleights, Above 125th St.,

Mest of 8th Av.

AMSTERDAM AV. corner, with atores; six story new law walk-up; desirable section; price \$84,000; rents \$15,600; easy terms. DUFF & BROWN CO., 1715 Amsterdam av.

638 feet, near 218th st., next to Columbia College grounds; 30 feet on 98th st., near 5th av.; large plot, Dyckman st, and 8t. Nicholas av.; 1,498 feet on Hutchinson River, Bronx, opposite Pelham Bay Park, REGENT REALTY CO., 23 West 42d st.

BARGAIN FOR BUILDERS.
The southwest corner Islat st. and Haven av., vacant; full commission to brokers. AUSTIN FINEGAN, 35 Nassau st.

BLOCK PRONT near Broadway and 140th

AUSTIN FINEGAN, 35 Nassau st.

BLOCK FRONT near Broadway and 140th,
st.; elevator apartments; rental \$42,000;
cash required \$25,000. AUSTIN FINEGAN,
35 Nassau st.

BARGAIN--Itents \$50,000; \$11 room; cash
\$40,000. S 595 Hgrald, 280 Broadway.
FOR SALE-Brick detached corner house, 10
rooms, all southern exposure; porch, garden, place for garage, 280 Wadsworth av.
Phone, write owner, ELIZABETH KENNEDY.

Look at the following: 3 STORY COLONIAL BRICK HOUSE. Six Rooms, Foyer Entrance Hall and FIREPROOF, HEATED-AUTO GARAGE; Parquet and Hardwood Floors Throughout Heetric Light, Steam Heat; Instantaneou Hot Water Heater, and every other Modern Companies

Modern Coonvenience.
On Van Corlear Place.
MARBLE HILL, MANHATTAN,
(Broadway at 225th St.)
Ask for Mr. Bingham.

TWO story basement dwelling, stucco and brown stone, 14 rooms, 3 baths, 563 W. 187th st., near St. Nicholas av. UNFURNISHED house, 3 story and base-ment, 14 rooms, \$21,000, reasonable terms, GEORGE MENELLY, 231 W. 21st st. \$122,000 rent; new five story apartment houses, finest location; choice investment large income Q 662 Herald, 280 Broadway

Manhattan-Miscellancous.

\$20,000.
will buy corner elevator apartment house, on plot 100x100; mortgages arranged permanently. After meeting all payments, a net income of at least 15 per cent, remains, on present low rental. House in good location and in excellent condition, Apply in person. JULES NEHRING, 005 West 181st st.

CHEAP FOR CASH
TO CLOSE ESTATE,
TWO FAMILY HOUSE,
near Riverside Drive; finest residential section; brick house, 11 rooms, 3 baths; modern; excellent condition; immediate possession. Owner, 626 West 138th st.

sion. Owner, 626 West 138th st.
CORNER RESIDENCE.
Suitable for club, school or institution;
two stairprays; elevator.
Price low; terms eaw, 72D ST.
SLAWSON & HOBBS, 102 W, 72D ST.
FIVE story height; rents \$9,000; price
\$41,000. F. SONAND, 1270 Broadway.
LEASE—Apartment hotel, upper Broadway. \$41,000. F. SONAND, 1210 Broadway, 105 rooms, 1 and 2 rooms, kitchenette, furnished: lease, 21 years; gross rent, \$1,300.00 monthly; income, \$42,000; lease furnishings complete \$15,000.00 cash; quick action necessary; seen by appointment; principals only. J. & E. REALTY CORPOROTION, 5 Columbus Circle. OWNER WILL TAKE \$5,000 CASH FOR American basement, near Broadway.
Five baths and all modern improvements.
Price low.
SLAWSON & HOBBS, 162 W. 72D ST. TEN family house, 6 rooms, bath each family, \$22,500; rent \$3,700.

J. LEMLE, 1443 Lexington av. (94th).

J. LEMLE, 1443 Lexington av. Codin.

VERY CHEAP.

West Side cold water tenement, twenty families; big income; easy terms; must be sold at once; also Yorkwile apartment house at a bargain to quick bidder. See O. D. & H. V. DIKE, 220 West 42d st. Bryant 8556.

WEST SIDE CORNER, 5 STORIES.

For sale to liquidate estate.

Stores on two streets.

Will take small cash payment and long term first mortgage.

SLAWSON & HOBBS, 162 W. 72D ST4

\$5,000 CASH WILL BUY near 72d st. Four story, 20 feet wide; four baths; electricity; excellen; condition. SLAWSON & HOBBS, 162 W. 72D ST.

\$3,000 buys flat, 3d av \$18,750 \$4,000 buys flat, 3d av \$20,500 \$5,000 buys tenement, with stores \$25,000 Other bargains ROSENTHAL, 518 3d av.

Bronx-Sale or Let.

EARGAINS—East Side, Park av, 200 feet north 173d st; 100 foot front by 140; also east side Jerome av, 325 feet north Eed-ford Park Boulevard, 100x100 feet, irregular, Pelham, 415 West 26th. Phone Chelsea 2407. parcels. ROSENTHAL, 518 3d av.
CHOICE taxpayer sites, Tremont av., 50x150; \$50,000: part subordination. CLEMENT H. SMITH, 460 Tremont av. Tel. 618 Tremont.
DETACHED, vacant, 1 family corner house, 9 rooms, steam, electric, large plot, newly renovated: assessed \$12,000; price \$13,500; terms. 1780 Undercliff av., junction Sedgwick av. Premises daily 2 to 5.
FOR SALE—Five lots, Bronx, near Southern Boulevard: terms satisfactory right party.
REVNOLDS, 154 Morgan av., Brooklyn.
EVEC story. 70x119: rent \$26,000; price FIVE story, 70x119; rent \$26,000; price \$150,000; 10 year mortgages. EDWARD POLAK, INC., 587 Tremont av. HOUSE-New tax exempt, steam, electricity. STRANG, near Hill av., Boston-Westchaster R. R., Dyre av., or 233d subway. INVESTMENT, speculation, prominent improved corner, West Bronx; good rents; sell \$25,900; good terms. PITTMAN, owner, 2524 Creston av. OTS, choice, extra deep, beautiful; Sedge wick, University, Webb, Chafiin ava.; \$1.50 p. NESSIJ, 2820 Sedgwick av., cor. 197th ISW two family stucco house; all improve ments. 208th st., Perry av., Fordham.

PI.OT 125x190, foot 3d av. elevated stairway. Webster av., Williams-bridge; Harlem Railroad station; 3 lines rapid transit. Apply OWNER, 50 West 89th.

RICHARD DICKSON, 3295 3d av. (164th st.)

—30 years' experience Bronx realty; ask
for monthly bulletin offering 50 bargains.
Phone Melrose 478a

RICHARD DICKSON, 3295 3d av (164th st.),
economical management. Tel, Melrose 4780,
TWO family brick dwelling, with garage;
tax exempt; two 6 room apartments; located near park; price \$22,000.
Two family dwelling, West Bronx; 15
rooms; mear subway station; price \$13,500.
Three family dwelling, West Bronx; two 6
and one 5 room apartments; price \$15,500.
SHAW, ROCKWELL & SANFORD,
1972 Jeroma av. Tel. Bingham 2700.
TWO family, 11 rooms, 2 baths, modern improvements, vacant; excellent neighborhood; suitable physician; \$3,000 cash down,
594 E. 164th.
THREE family and basement; house tor

THREE family and basement; house to sale or to lease, 957 Whitlock av., Hunt-Point section. PAXPAYER SITE; 125 ft.; terms; White Plains av. FENSTERER, 225 4th av. WE HAVE FOR SALE
40 LOTE ON
BAILEY AV (100 ft. wide),
South of KINGSBRIDGE ROAD,
in one oy more lots,
\$3,500 to \$4,000 EACH,
WILLIAMS & NIEMBYER,
2025 Broadway, New York City.

CITY REAL ESTATE.

8 FAMILY house on Webster av. and 181st st., in A-1 condition; 5 rooms and bath, steam heat; 2 families on floor. Write Box 516, 1464 3d av.

187TH ST.—Pre-war modern house, 50x100x 118, 5 story, 21 rooms, 6 apartments on floor; extra large fooms; double flooring; rental \$15,000; \$65,000. TRIOTI, 228 Lafayette 81. fayette st.

2755 BAINBRIDGE AV. (near 196th st.)—3
blocks east of Concourse, 50x100, 8 rooms,
parquet floors, electric light; price \$12,000;
cash \$2,000. Agent on premises, Sunday
10-5, or Mr. MINTZ, 882 Prospect av.

Brooklyn-Sale or Let.

A two family house, Park Slope section; lower part; 4 large rooms, bath and laundry; upper contains 6 rooms, bath, large storcroom; now leased at \$1,200 per annum; equipped with electricity and parquet flooring throughout; expensively decorated and thoroughly modern; good reason for selling; reasonable; seen by appointment only. Telephone South \$770 up to 1 P. M. 462 2d st.

Brighton line, Brooklyn.

FLATBUSH, Prospect Park South section, near Church av. B. R. T. express station; il large rooms and three baths; wonderful condition; price \$30,000; BULKLEY & HOR-TON CO., 1214 Flatbush av. Mansfield \$500.

FLATBUSH-Semi-detached house, 6 rooms, tiled kitchen and bath; breakfast porch, sun parlor, garage and driveway; tax exempt; will sacrifice. 330 East 28th st. Phone Flatbush \$342.

Claibush 8342.

FLATBUSH—HOME FOR SALE.

GOING ABROAD, SELLI MY BEAUTIFUL
HOME IN FLATBUSH, FURNISHED, UNURNISHED; NEAR SUBWAY. PARTICHLARS PHONE MIDWOOD 6160. PARKSIDE REALTY, Parkside Sta., Brighton line.

MUST BE SOLD—Fine residence for 3 fam—Bies, 15 rooms and bath, enclosed porches, every modern improvement, 2 car garages; expense \$960, income \$1,500 and \$100 apartment free; location Bensonhurst. NOCH-OMSON, 54 W. 145th. Audubon 2430.

MANHATTAN BEACH, restricted district, for saic, detached house, 11 rooms, 2 baths, steam heat, 3 tapestry fireplaces, nun room; 2 story garage; reasponable price. 45 Coleridge st. Phone Coney Island 3053.

CYPRESS HILLS—Five three family brick corner, bay window dining room and parlor, tiled baths, porch, electricity; best section; space for garage; cash \$5,000.

Etna st. No brokers.

PACIFIC ST.—9 room, 2 story and basement GARDNER. Prospect 5886. STORE property, near Borough Hall, three brick buildings, two stores, six apartments each to bergain for investor or storekeeper. WALTER J. SMITH, 188 Montague st.

Hill.

OPEN SUNDAY AFTERN'N INSPECTION.

QUEENS VILLAGE, QUEENS, L. I.

Poplar st., near North Wertland av.; exempt; 6 lathe rooms; all improvements; 40x
110; price \$10,250; cash \$2,060; want offer,
or telephone Jamaica 5774 after Monday.

ACREAGE or waterfront, with or without houses, close estates; bargain prices. PRINCES BAY CO., 29 Broadway, Manhattan.

\*\*\*S500 CASH, \$20 MONTHLY with interest, buys 6 room cottage on plot 602200, with hen house, acreened porch, cleotricity, heat, &c.; price \$4,500; title guaranteed. OLSEN, 62 Sharrott road, Pleasant Plains, Staten Island. Phone Tottenville 1201-J. \$1,000 BUYS three room summer bungalov near Annadale station; plot 40x18/ MICHAELSON, 580 Annadale rd., State

SUBURBAN REAL ESTATE.

Long Island-Sale or Let. AT Port Washington, near station, unfurnished, by the year, immediate occupancy, house, 5 rooms, 2 baths, enclosed porch and sun room, for rent; garage, hennery, electric light, &c.; grounds 120 feet front; \$200 per month to desirable tenant; 35 minutes to Pennsylvania Station. OWNER, Room 1107, 151 W. 42d st., New York city.

ACREAGE (106), high land, under cultivation; suitable for an estate, club, golf,
court, development or investment; will sell
all or part to suit buyer at pre-war prices;
no brokers; principals only. G. E. WOOD,
S55 W. 19th st., near Broadway.

A BARGAIN—Owner going South will sacrifice 2 lots overlooking L. L. sound, Little
Neck; also corper business lot for investor,
ALLEN, 121 W. 42d st. EELLE TERRE PARK. Port Jefferson, on north shore of Long Island.—For sale, beautiful English brick and stucco house, ten rooms, three baths; fully furnished; two acres; adjoining golf and country club; splendid boating and bathing; two car garage and chauffeur quarters; will sell for \$20,000. F. H. SELLECK, 2 Rector st. Phone Rector 3909.

EARGAIN.—18 acres fine land, suitable for bungalow sites or farms; corner; one mile from station, on main line; two blocks from railroad; the large pine timber will nearly pay for land; title clear; no buildings; \$2,000; \$500 cash. J. B. SWEZEY, Patch-our. L. I.

BUNGALOW, furnished; 4 room, bath, elec-tricity; commuting; bathing; month \$100; teason \$350. SMITHGALL, Glen Head, L. I.

AYPORT-Levely little five room home convenient to station; sacrifice for cash drs. LAYTON, 223 Richmond st., Brooklyn Mrs. LATTON, 223 Richmond et., Brooklyn.

CHARMING Colonial home, containing 8 rooms and 2 baths, on large plot, with beautiful evergreens, hedges and flowering shrubs; unusual opportunity to secure an ideal home. RICKERT-BROWN REALTY Cet., 52 Vanderbilt av. Tel. Vanderbilt 1948.

DOUGLASTON, L. I.

TO RENT UNTIL APRILL 1923, Juxtlowely from the control of the con

SUBURBAN REAL ESTATE.

Long Island-Sale or Let,

CYPRESS HILLS—Fine three family brick corner, bay window dhing room and parlor, tiled baths, porch, electricity; best section; space for garage; cash \$5,000. 201 Etna st. No brokers.

FLATBUSH—For rent, furnished or unfurnished, detached house; \$2 rooms, 2 baths, newly decorated, newly furnished; \$2 car garage; best residential section; convenient subway and surface cars; yearly lesse; summer rental considered. Address A. B., care HICKS AGENCY, \$2 Vanderbilt av., N. Y. FLATBUSH—Suburban residence and income, \$17 rooms, \$2 baths, parquet floors, 2 garages; sell cheap; going abroad. KIEL, \$23 East 14th st., near Av. H. station Brighton line. Brooklys.

FLATBUSH, Prospect Park South section, near Church av. B. R. T. express station; il large rooms and three baths; wonderful large rooms and three baths; wonderful LIDO GOLF COLONY DEVELOPMENT.

LIDO GOLF COLONY DEVELOPMENT.
OWN YOUR OWN HOME.
Golf course, bathing beach, at Long Beach,
Property being developed for limited
number of highly restricted homes.
R. O. ELLIS CO., INC.,
41 West 39th st. Tel. Longacre 7734-7205.

LONG BEACH—Bargain, 6 rooms and bath: studeo bungalow; furnished: 4 minutes station; 7 minutes beach; 2 minutes Cham-nel; \$2,000 cash, balance casy paymeris, or rent for season \$800, 73 West Fulion st. Long Beach, Phone Murray Hill \$120, ex-Long peach. Those seven room house, with garage, \$6,700, \$1,500 cash; eight room house, \$7,500, \$2,000 cash; all improvements. H. GDDWARD, 200 Broadway, 1138 Cortland. LONG BEACH—2 or 3 rooms and bath, housekeeping; overlooking ocean; reasonable. Telephone Long Beach 99.

PORT WASHINGTON-Frame house, 7 rooms and bath; garage for 2 cars; \$11,500. MONFORT & HEGEMAN. Tel. 152.

RARE CHANCE AT MINEOLA.

12 room, 2 family, as good as new; 6 large rooms and bath on each side, electricity, gas, heat, all in Al shape; good location, near station; plot 750x100; price \$11,500; rent \$65 each, Also 12 CHOICE BUILDING LOTS AT HEMPSTEAD. F. UNNER, Mineola, L. I. Tel. Garden City 1642-W. Queens—sale or Let.

ACREAGE RIPE FOR DEVELOPMENT LOCATED VILLAGE OF QUEENS 100 ACRES; 18 MINUTES FROM MANHAT TO TAN, WILL SELL, ALL OF PART TO SUIT BUYER AT PRE-WAR PROCES; NO. 50 BROKERS, PRINCIPALS ONLY, G. E. 18 MINUTER AT PRE-WAR PROCES; NO. 50 DOUGLASTON PARK, L. L.—For \$11,500 ments; select your plan and your site terms arranged; high ground; clear air near station, water, schools and stores. Inspect houses now building on premises or inquire H. R. HENDRICKSON, room 2305 Woolworth Bids, Phone Barclay 7294.

IMPROVED plot, 50x100, near Jackson avand Queensborough Bridge. Suitable dwelling and business purposes, containing one 1 and one 2 family houses; \$5,000. Address REALTY, 601 Tremont av., Bronx. Phone be Tremont 5435.

MUST sell one family, 6 rooms, all improvements; garage; glass porch, French doors, fireplaces; elegantly located, Queens, MoLD, room 16, 424 Fulton st., Jamaica.

NEW 2 family brick; all improvements; good section; 17 minutes N. Y.; terms, McDUFF, 10100 Jamaica av., Richmond Hill.

OPEN SUNDAY AFTERN'N INSPECTION.

WESTBURY-\$7,750; new dwelling, 6 rooms, tile bath; attic; % oak floors; steam heat; 50x110; beautiful section; near station; \$2,000 cash; real bargain, HENRY PIER-SON, owner, Maple av., near Ellison. VOODBURY, 48 acres on main highway close estate. DERSCHUCH & CO., 26 Cort andt st., New York.

15 TO 20 minutes in car from South or East Hampton, L. I.; 30 acres good soil, partly cleared, balance cedar and oak; includes part of fine lake with plenty of fish; price about \$3,000. GEORGE J. CUNNINGHAM, Sag Harbor, N. Y.

ARTISTIC STUCCO HOUSE.
completed; eight rooms, two baths;
every conceivable improvement; high
colony; near depot, 30 minutes to
Central; price \$17,000; little cash reJOHN A. LOOPE, Tribune, Building,
Beekman 4500. Thone Beekman 4500.

AT NEW ROCHELLE.

New up to date 6 rooms, tiled bath, hot vater heat, electricity; plot 6,500 sq. feet; arase; convenient to stations; \$14,000; erms to suit, GEO. A. CONNELL, 280 luguenot st. Tel. New Rochelle 4006. Huguenot at. Tel. New Rochelle 4606,

BRONXVILLE.—Owner will sacrifice 10 room house, 2 baths; garage; plot 100x100, beautifully planted; high elevation; price \$17,000. Telephone Bronxville 317.

COLONIAL two family house, Yonkers, built, occupied by owner; 14 rooms, tiled baths, large attic, all improvements, attractive grounds; high, healthy locality, now restricted; one family houses; spiendid view; convenient school, shopping; six minutes station, thirty minutes Grand Central. Write H. F. McKENNA-MULLER, 290 Washington St., Brocklyn, N. Y.

DOBBS FERRY—Beautiful 6 room house and bath and two garagest lot 190 ft. on Ashford av., by 175 ft., and backroad; 15 minutes' walk Dobbs Ferry Station; 10 minutes to Ardsley station; bus passes the door, Write Box 516, 1404 3d av.

FOR SALE-Mount Vernon attractive residence of frame and
stucce, on corner piot. Hisatisfeet, in exclusive section, convenient to station; house contains
5 master rooms, 4 baths, het water
heat, electric refrigerator; two car
garage; beautiful trees and shrubbery, Call or phone
WILLIAM J. HONAN,
44 East 23d st., New York city,
Gramercy 7128.

FOR SALE OR RENT.
in the Village of Peekskill, N. Y.
Ten room house, electric light, ateam her
village water; two car garage, barn a
chicken house; 6 acres of land; large lav
with old trees; rose garden, vegetable ga
den; brock running through entire length
place. WM. H. FRANCE, Peekskill, N. Y.

at highly restricted Colonial Heights, artistic house: combination living, dining room breakfast alcove, 3 bedrooms; solves house teeping problems; rent \$125. Particulars L. H. TASKER, 154 Nassau at. Phone Beelman 4500. man 4500.

FOR RENT-In Bronxville, two homes, 7 and 9 rooms, 3 baths; garages; Lawrence Park section; \$175 and \$200; worth inspecting. BURKE STONE INC., BRONXVILLE 1480.

recovering your lost property.

I am looking for a man who has sold himself out of his home and who is having a hard time to find another that meets his sequirements.

He must require a large, comfortable house with open fireplaces, spacious grounds 11½ acres), lots of shade and a good garage. He must also require a good neighborhood.

To appreciate this hone one must have known and experienced the advantages of parquet floors and high ceilings, along with the other manifest superiorities of the honest construction of pre-war days.

ECORGERS 40,090.

Depot Square, White Plains, N. Y. Tel. 589.

Open Sundays.

SUBURBAN REAL ESTATE.

Westchester-Sale or Let.

Depot Square, White Plains, N. Y. Tel. 588, Open Sundays.

IN NEW ROCHELLE, N. Y.—For sale of rent, 12 room house, 4 baths, in perfect condition; lot 1002250; garage, garden fruit and shade trees; will sacrifice. CARY, 216 Eim st. Phone 6256.

LARCHMONT—Beautiful 8 room house, 50x 180; 2 streets, all improvements, 2 car garage; 4 minutes station; exquisite ground, with lovely shady trees, in very select neighborhood; 313,500; terms can be arranged. Tel. Larchmont 100.

MOUNT KISCO—Built in 1776, remodeled, 14 rooms, 3 baths, electricity, hardwood floors, fireplaces, artefain waters, spacious grounds, garden, garage; own ice supply; \$1,500 for season; completely furnished. Telephons owner, 172 Mount Kisco, or adjess S. L. LYONS, Mount Kisco.

NEW ROCHELLE.

Modern house, high ground, choice location; large plot; beautiful view; shade and fruit trees; 8 rooms, 2 tiled baths, sun parior; 2 car garage; immediate occupancy; asking \$24,000; terms can be arranged. GEO A. CONNELL, 280 Huguenot sta Tel. New Rochelle 4696.

NEW ROCHELLE.
FURNISHED RENTALS, exceptionally attractive, fine grounds, 8 rooms, 2 baths, hot water, gas, electricity, garage, one year, \$2.400; 8 come to the control of the control of

NEW ROCHELLE.—For rent, furnished, T room house, tiled bath, electricity; garage; good location; convenient; immediate occupancy; will lease for 6 months or one year, \$200 per month. GEO. A. CONNELL, 280 Huguenct st. Tel. New Rochelle 4006.

NEW ROCHELLE.—New house, choice location; large plot; 9 rooms, 2 filed baths, sun parior; garage; hot water heat, electricity; \$19,000; terms arranged. GEO. A. CONNELL. 280 Huguenot st. Tel. New Rochelle 4006.

mailed, HALL, 185 Lee av., Yonkers, N. Y.
ON Van Cortlandt Terrace, Yonkers—Modern family house, latest improvement,
handsome view. FANSHAW, corner Laiton
av., two blocks above city line, west of
Broadway.
PEEKSKILL—Farms, ostates, village com-PEEKSKILL.-Parms, estates, viliage commuting homes; hour out, Albany Post road; acre; seven rooms, barn, fruit, near depot, \$3,300°, big 20 room, viliage, acre estate, serifice, suirable im, tea from; State road, 25 nore, Colonial house, mile depot, cheap, close estate, gas in; Post road, Plot, house, mile depot, \$4,500 ALEXANDER, 1 East 22d, Vanderbit 1594. Sundays phone 435 Peetskill.

REDUCED price on 34 Espianade, Mount Vernon, near Columbus av. station, 7 rooms, stucco, garage, hot water heat, nice piot.

BURKE STONE, INC., 4f East 42d, or Pelham 1073.

Pelham 1073.

RYE—Gentleman's place, 2½ acres, 6 bedrooms, 3 baths, 2 car garage; quarters, sacrifice. F 2065 Heraid, Heraid souare.

SELECT residential section of New Rochelle; Just completed, brick and clapboard residence, 7 rooms, bath, garage; good plet; hardwood floors, hot water heat. Owner asking \$15,000 for quick sale; terms. Sunday phone Pelham 1093.

GEORGE HOWE, 527 5TH AV., NEW YORK.

SEMI\_DETACHED 2 family home in Pel-

SALE or rent, Green Acres, Hartsdale, small house, double garage. Apply BARROWS, 16 Brite av. Telephone. SCARSDALE—Building plot, \$500; 50x100; all improvements, J. J. BOUCHOUX, Scarsdale.

WATERFRONT house at City Island for

dividual attention.

WHITE PLAINS-Will lease to responsible party stucco house, 7 rooms, all improvements, &c.; \$90 per month. Phone 2097-R. YONKERS-A three family apartment, absolutely perfect condition, 6 rooms, bath and sun parior in each apartment; janitor's 3 tooms and bath; wonderful bargain at price, \$10,500 (cash \$4,000). Sunday phone Yonkers 509.

YOUR OPPORTUNITY—\$14,500.

New, modern pebble stucco house, 6 rooms, tilled bath, enclosed porch, sleeping porch, copper leaders and gutters; high, healthful location; beautiful view.

WILLIAM E. MORRELL, INC., Depot Square, White Plains, N. Y. Tel. 904.

YOUR SUMMER RECREATION might be spent in building an all year home on a shore front plot at Larchmont; for quick sale the price is very attractive.

BURKE STONE, INC., Larchmont 852, YONKERS—Desirable plot in suburb; fin-trees, extensive view; unusual setting camp while building. O'BRIPN, 102 W

10 ROOM brick house, 6 plots; electricity, steam heat, telephone, fruit trees, flowers, strubbery; 5 minutes walk to station, stores, school, churches; must sacrifice for \$12,000 terms; will consider rental or exchange. Telephone 81-W Dobbs Ferry or write G. B., 520 Fresbyterian Building.

FOR SALE—New 7 room and bath modern home, with suburban conveniences, on rising ground adjoining Westport Country Club and golf links, with beautiful river view and ahore privilege; only 10 minutes' trolley rida to desirable Compo Beach; 10 minutes' walk to New York, New Haven station; express service Grand Central 1 hour and 15 minutes; restricted locality. F. M. RAYMOND, owner, Saugatuck, Conn.

ROCKLAND COUNTY, 514 acres, near Haverstraw; price and terms reasonable, DERSCHUCH & CO., 26 Cotlandt st., N. Y. SUBURBAN properties, farms and water fronts of all kinds for sale, and suburbay properties, furnished and unfurnished, to rent. BLAUVELT & MORRELL & KILBY.
INC., Nyack, N. Y., the oldest, strongest and largest agency in Rockland county.

New York State-Sale or Let.

ADIRONDACK PRESERVE AND LAKE, 6,000 acres wood and timber land; Cruiser estimates 8,000,000 feet hardwood timber, 16,000 cords pulp wood, beautiful lake mile long, half mile wide; two brooks, trout and bass flahing; deer and other came pientiful; fine springs; very accessible; near good elies, good automobile roads; one of the most desirable tracts in Adironiacks; bear closest inspection; adapted for sportsman's club, private preserve or shumer colony; timber worth more than cost of land; \$90,000. Full particulars of EDWARD C. DAYTON, Realty Specialist, Pounheeepsie, N. Y.

ADIRONDACK CAMP FOR SALE.

Specialist, Pounkkeepele, N. Y.

Beautiful new camp, boat house, lee house
woodsheet, small cabin, furnished; lee house
and woodhouse filled; boat, lake frontage if
feet; addonn Adrendack Park. Addens I
O. Box 15, Rainbow Lake, Franklin County N. Y.

BEAUTIFUL VILLAGE HOME, \$1,400.
One aere, gardens, fruit; on tSate macadam road, in big R. R. village, Columbia county; coxy 6 room house; garage, poultry house for 500 head; bathing, fishing aeross road; only \$1,400, \$700 cash; photos, BATSON FARM AGENCY, 489 5th Av., N. Y.

HERALD offers a real possibility of